

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/5 Marriott Street, Caulfield Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$812,500

Property Type Unit

Suburb Caulfield

Period - From 01/10/2024

to

30/09/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	1/12 Omar St CAULFIELD SOUTH 3162	\$1,501,000	22/10/2025
2	2/1a Edinburgh Av CAULFIELD 3162	\$1,490,000	17/08/2025
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/10/2025 12:01



 3  2  2

Property Type: Unit
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Unit Price
Year ending September 2025: \$812,500

Comparable Properties



1/12 Omar St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  2  2

Price: \$1,501,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: Unit



2/1a Edinburgh Av CAULFIELD 3162 (VG)

Agent Comments

 3  -  -

Price: \$1,490,000
Method: Sale
Date: 17/08/2025
Property Type: Flat/Unit/Apartment (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.